

## **COMMUNITY UNIT SCHOOL DISTRICT #304**

**SCOTT NEY, DIRECTOR OF FACILITY OPERATIONS**

**227 NORTH FOURTH STREET, GENEVA, IL 60134**

**(630) 463-3025 PHONE**

**(630) 463-3029 FAX**

TO: Donna Oberg  
FROM: Scott Ney  
RE: Coultrap - Asbestos Abatement  
DATE: April 16, 2013

Bids were requested for Asbestos Abatement Project at Coultrap in preparation for demolition of the building. Aires Consulting Group provided oversight for this project. They conducted a pre-bid meeting at the site on March 26<sup>th</sup> and eleven bidders attended. Seven bids were received and read on April 5, 2013. The results are as follows:

| <u>Contractor</u>  | <u>Base Bid</u> |
|--|-----------------|
| Abel Plus Service<br>South Elgin, IL                         | \$165,000       |
| HEPA, Inc.<br>Chicago, IL                                    | \$159,000       |
| Holian Asbestos & Encapsulation Corp.<br>Spring Grove, IL    | \$140,200       |
| Kinsale Contracting Group<br>Westmont, IL                    | \$320,000       |
| Nationwide Environmental & Demolition, LLC<br>Park Ridge, IL | \$186,800       |
| NES, Inc.<br>Mokena, IL                                      | \$350,000       |
| Ramsco Remediation & Service Corp.<br>St. Charles, IL        | \$222,225       |

Mike Lamberty of Aires reviewed the bids and provided comments on the packages submitted by the three lowest bidders. Based on his comments, Holian Asbestos & Encapsulation Corporation is recommended as the asbestos abatement contractor for this Project.

In order to expedite the process and in expectation that the Board of Education will act on the recommendation put forth, a letter has been sent to Mr. Kent Cook at the Illinois Department of Public Health. The letter states that the building is closed and requests that the school be removed from the requirements of Title 77, Chapter I, Subpart p, Part 855 which concerns asbestos abatement for public and private schools. Additionally, a Letter of Intent was issued to Holian to proceed with permitting to assure the timeline of the project.



A DIVISION OF GALLAGHER BASSETT SERVICES, INC.

Corporate Headquarters

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April 16, 2013

Mr. Scott Ney  
Director of Facilities Operations  
Geneva Community Unit School District 304  
227 N. Fourth Street  
Geneva, IL 60134

E-MAIL: [sney@geneva304.org](mailto:sney@geneva304.org)

**RE: Evaluation of Abatement Contractors bids for Asbestos Abatement at Coultrap School (Updated)**

Dear Mr. Ney:

Aires Consulting attended the bid opening for the Coultrap School Abatement project. We have reviewed the bid packages received. Eleven (11) bid packages were distributed and the eleven contractors attended the mandatory pre-bid site walk-through. Eight (8) contractors submitted bids. Four bidders (Colfax, Kinsale, NES & Ramsco) submitted incomplete bid packages and were rejected as a result. A spreadsheet of the bid results is attached with this letter.

We offer the following comments on the three (3) low bidders:

- Holian Industries
  - Base bid \$140,200.00.
  - Proposal was complete and bidder attended mandatory site walk-through.
- HEPA
  - Base bid \$159,000.00.
  - Proposal was complete and bidder attended mandatory site walk-through.
- Abel Plus Services
  - Base bid \$165,000.00.
  - Proposal was missing bid bond and bidder attended mandatory site walk-through.

13-25665.REM

ASBESTOS SERVICES

SAFETY & HEALTH  
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OSHA COMPLIANCE

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ARCHITECTURAL  
DESIGN/  
ENGINEERING

CONSTRUCTION  
MANAGEMENT

ENVIRONMENTAL  
ENGINEERING

EPA COMPLIANCE

COMPUTER BASED  
TRAINING



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Mr. Scott Ney  
April 16, 2013  
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Holian Industries has presented the low bid for this project. Their proposal indicates a clear understanding of the project requirements. Their proposed schedule indicates a clear understanding in the District's critical schedule dates.

Aires has completed projects with Holian Industries in our recent and distant history. They have completed many projects with Aires within budget and on schedule. Their price and technical proposal for this project is appropriate, and therefore we recommend that District 304 award the contract for Coultrap School Abatement to Holian Industries.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Michael G. Lamberty".

Michael G. Lamberty, ALA, LEED, AP  
Director – Design and Construction

MGL:rm  
Enclosure

### Bid Results - Asbestos Abatement

Geneva Community School District No. 304 - Coulttrap School  
4/5/2012 (Updated 4-16-13)

| Contractor               | Base Bid     | TSI     | 1 x 1 w/ Glue Puck | 9x9 VAT | Carpet over 9 x 9 VAT | 12 x 12 over 9 x 9 VAT | 12 x 12 over Black Mastic | ACM Glue Pucks at Boards | Addendum 1 | Addendum 2 | Addendum 3 | Technical Proposal (Bidding Requirements) | Bid Bond | Qual Statement | Elig to Bid |
|--------------------------|--------------|---------|--------------------|---------|-----------------------|------------------------|---------------------------|--------------------------|------------|------------|------------|---|----------|----------------|-------------|
| Abel Plus Service        | \$165,000.00 | \$30.00 | \$4.00             | \$4.00  | \$4.50                | \$4.50                 | \$4.00                    | \$250.00                 | Y          | Y          | Y          | Y   | N        | Y              | Y           |
| Acg                      | No Bid       |         |                    |         |                       |                        |                           |                          |            |            |            |   |          |                |             |
| Colfax (Incomplete Bid)  | \$136,100.00 | \$8.00  | \$12.00            | \$3.00  | \$4.00                | \$4.50                 | \$4.00                    | \$9.00                   | Y          | N          | N          | Y   | Y        | Y              | Y           |
| DEM Services             | No Bid       |         |                    |         |                       |                        |                           |                          |            |            |            |   |          |                |             |
| EHC                      | No Bid       |         |                    |         |                       |                        |                           |                          |            |            |            |   |          |                |             |
| HEPA                     | \$159,000.00 | \$40.00 | \$7.00             | \$3.75  | \$4.75                | \$4.50                 | \$3.75                    | \$10.00                  | Y          | Y          | Y          | Y   | Y        | Y              | Y           |
| Hollan                   | \$140,200.00 | \$13.75 | \$3.15             | \$3.00  | \$3.25                | \$3.25                 | \$3.50                    | \$3.25                   | Y          | Y          | Y          | Y   | Y        | Y              | Y           |
| Krasale (Incomplete Bid) | \$320,000.00 | \$24.00 | \$7.00             | \$6.00  | \$7.00                | \$6.50                 | \$6.00                    | \$150.00                 | Y          | Y          | Y          | Y   | N        | Y              | Y           |
| Nationwide               | \$186,800.00 | \$18.50 | \$3.70             | \$2.50  | \$3.00                | \$3.70                 | \$2.50                    | \$6.00                   | Y          | Y          | Y          | Y   | Y        | Y              | Y           |
| NES (Incomplete Bid)     | \$350,000.00 | \$45.00 | \$6.00             | \$6.00  | \$7.00                | \$8.00                 | \$6.00                    | \$20.00                  | Y          | Y          | Y          | N   | N        | Y              | Y           |
| Ramco (Incomplete Bid)   | \$222,225.00 | \$15.75 | \$5.45             | \$3.85  | \$4.15                | \$4.15                 | \$3.85                    | \$6.25                   | Y          | Y          | Y          | N   | N        | Y              | Y           |